

NO TRANSFER
TAX PAID

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

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THAT JANET P. COUGHLIN, of Oakland of Kennebec, State of Maine duly appointed and acting personal representative of the estate of KATHERINE M. PIERCE, deceased, testate, as shown by the probate records of the County of Kennebec, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to JUDITH BALBO of Oakland, County of Kennebec and State of Maine, being the person(s) entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows, to wit:

A certain lot or parcel of land situated on the northwesterly side of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the northwesterly right of way line of said Marston Road at the easterly most corner of the premises described in the deed of the Personal Representative of the Estate of Katherine Pierce to Timothy J. Lugar, said deed recorded on July 28, 1994 in the Kennebec County Registry of Deeds Book 4734, Page 131; thence by the following courses and distances, to wit:

1. North Fifty-nine Degrees, Nineteen Minutes, Thirty-eight Seconds West (N 59° 19' 38" W) along the northeasterly line of land owned by said Lugar, a distance of Two Hundred Forty-four and 28/100ths (244.28) feet to a drill hole chiseled into a rock at the northerly most corner of the land owned by said Lugar and on the easterly line of the premises described in the deed of John T. Balbo et al. to Avery R. Harrington et al., said deed dated August 7, 1986 and recorded in the Kennebec County Registry of deeds Book 3006, Page 314, said Harrington land being in the Town of Oakland; thence

2. North Twenty-seven Degrees, Eleven Minutes, Twenty-eight Seconds East (N 27° 11' 28" E) along the easterly line of the land owned by said Harrington and along an easterly line of the Town of Oakland, a distance of One Hundred Eighty-nine and 21/100ths (189.21) feet to an iron pin found at the northeasterly corner of the land owned by the said Harrington and at a southeasterly corner of the remaining land described in the deed of John H. Pierce et al. to John T. Balbo et al., said deed dated 1979 and recorded in said Registry Book 2176, Page 154; thence

3. Continuing along the same bearing, along the town line, and along the easterly line of the land owned by said Balbo, a distance of Two Hundred Sixty-five and 91/100ths (265.91) feet to an iron rod set at the northeasterly corner of the land owned by said Balbo and at the southeasterly corner of the parcel of land this day conveyed by the Personal Representatives of the Estates of J. Hobart Pierce and Katherine Pierce to John T. and Judith P. Balbo; thence

4. Continuing along the same bearing, along the town line, and along the easterly line of said land this day conveyed to John and Judith Balbo; a distance of Seven and 22/100ths (7.22) feet to the southwesterly corner of the land described in the deed of A. Ernest Hustus to J. Hobart Pierce, said deed dated October 2, 1947 and recorded in said Registry Book 868, Page 251; thence

5. South Sixty-two Degrees, Fifty-one Minutes, Twenty-one Seconds East (S 62° 51' 21" E) along the southerly line of the land formerly owned by said Pierce and now owned by his estate, a distance of Four Hundred Fifty and 57/100ths (450.57) feet to an iron rod set on the northwesterly right of way line of said

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Marston Road at the southeasterly corner of the land of said estate; thence

6. South Fifty Degrees, Thirty-five Minutes, Fifty-seven Seconds West (S 50° 35' 57" W) along said right of way line, a distance of Five Hundred Twenty and 38/100ths (520.38) feet to the iron rod set at the point of beginning.

The above described parcel of land contains One Hundred, Sixty-three Thousand, Nine Hundred Twenty (163,920) square feet, more or less, or Three and 763/1000ths (3.763) acres and is a portion of the premises shown on a survey entitled "Plan of Property owned by Katherine Pierce and the Personal Representative of the Estate of J. Hobart Pierce," Marston Road, Oakland and Waterville, ME, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, said plan dated 12/93 and to be recorded in the Kennebec County Registry of Deeds. All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132."

Meaning and intending to convey the remainder of the premises conveyed to Katherine Pierce et al. by deed of Elmore L. Hustus, said deed dated July 7, 1945 and recorded in the Kennebec County Registry of Deeds Book 826 Page 253. The grantor's interest in said premises is derived from the probate of the estate of said Katherine Pierce, see Kennebec County Probate Court, Certificate and Abstract, recorded in the Kennebec County Registry of Deeds Book 4609, Page 234 and the records of said Probate Court.

Subject to the following covenants and conditions that shall run with the above described parcel:


1. No animals (including birds) other than household pets, sheep and horses shall be allowed or kept on the property.
2. No mobile home shall be stored or placed on the property.
3. No junk cars or any non running vehicles shall be kept on the property.
4. All exterior construction work on any building or other structures shall be completed within 1 year from the date that construction (including excavation) begins. All landscaping and construction of a paved or crushed driveway must be completed within 9 months of occupancy.
5. All disturbed areas on any homesite must be revegetated in accordance with good erosion practice methods as soon as possible. Growth of grass or other ground cover must be established within one year from the time of disturbance.
6. There shall be only single family dwellings, except for garages or small out-buildings. The dwelling shall have at least 1500 square feet of living space not including basement area.
7. There shall be no commercial or business establishments in this development.
8. The exterior construction of every structure erected on any lot shall be completed within six months of the date on which the first outward manifestation of construction activity begins.
9. The lot may be divided only once.

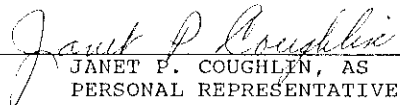
These restrictions shall run for the benefit of the grantor, its successors and assigns. If any one or more of these restrictions, or any part thereof, shall be invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining portions hereof, which shall remain in full force and effect.

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WITNESS, my hand and seal this 6th day of ~~September~~ ^{October}, 1994.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF



WITNESS


JANET P. COUGHLIN, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF
KATHERINE M. PIERCE

STATE OF MAINE
Kennebec, ss

~~September~~ ^{October} 6, 1994

Then personal appeared the above named JANET P. COUGHLIN in her said capacity and acknowledged the foregoing instrument to be her free act and deed.


David R. Whittier
Notary Public

DAVID R. WHITTIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 31, 2000

SEAL

RECEIVED KENNEBEC SS.

94 DEC 27 AM 9:00

ATTEST: 
REGISTER OF DEEDS